

The Development apartment raises social problems in urban life in Yogyakarta. In the last five years the case of the development project of apartment has the impact of social conflict, for example, the case of apartments "Utara The Icon" on Jalan Kaliurang. In Padukuhan Pogung Kidul, threatened a number of land use for commercial purposes, as well as the process of land commodification due to the weak spatial planning of the city due to the receipt of permit for the construction of the apartment "Taman Melati Yogyakarta @sinduadi". In Pogung area there are four types of land ownership: (1. Sultan Ground, 2. village treasury (*tanah kas desa*), 3. irrigated land (*Selokan Mataram land*), 4. Certified land) the building of an apartment can almost certainly threaten various community land uses. The development project of apartment forms the fragmentation of community response in the Pogung area. The segregation resulted in the degradation of socio-cultural values due to the society-oriented economic response. As a result, the more striking segregation or fragmentation of the community in the area of Pogung Kidul, such as the occurrence of rift to the ke-tetanga-an. Very important, is the emergence of a number of elite utilizing this situation for personal gain. This study of study highlights the threat as the main source of problems from the previous problem. Methodology using qualitative research methods; observation of case studies; search data: interview interview method, documentation and literature study; and analysis method with narrative analysis. The results of the study found six informants as representation of response variation and dynamics in Padukuhan Pogung Kidul area. Variation of responses formed due to variables from the practice of patronage and the power domain of elite residents who live. Responses are formed by the community and they refuse to become some variants, for example, the reason for the response to reject the environmental impacts in the economic, social, ecological and political aspects. While the response does not reject due to the influence of patronage practices, such as the distribution of money, goods and services; as well as the influence of political practices of a handful of elites, such as village government figures and hamlets. The dynamics of responses are formed by the influence of such practices, ordinary people (not elites) cannot cope with elite decisions. The wider community is victimized by the practice of a handful of elites with the apartment side by making arrangements without public transparency. Conflict of some elite with the apartment-such as the audience, the AMDAL session, the soft opening, until the construction process of the building-but caused a shift in the response of a handful of elites refused to refuse. Conflicts have not been formed radically, because the practice of apartments and a number of elite not resist intense. Thus, the practice of patronage and the dominance of the practice of a handful of elites does not reject, impacting on the construction of apartments that continue.

Key words: apartment, variation, dynamics, response, conflict, elite, and patronage.

Pembangunan apartemen menimbulkan problem sosial dalam kehidupan masyarakat perkotaan di Yogyakarta. Dalam lima tahun terakhir kasus pembangunan apartemen berdampak konflik sosial, misalnya saja kasus apartemen Utara The Icon di Jalan Kaliurang. Di Padukuhan Pogung Kidul, terancam sejumlah pemanfaatan pertanahan untuk kepentingan komersial, sekaligus proses komodifikasi tanah akibat perencanaan tata ruang kota yang lemah akibat diterimanya izin pembangunan apartemen “Taman Melati Yogyakarta @sinduadi”. Di kawasan Pogung terdapat empat jenis hak milik atas tanah: (1. Sultan Ground, 2. tanah kas desa, 3. tanah irigasi, 4. tanah hak milik) munculnya pembangunan apartemen hampir bisa dipastikan mengancam beragam pemanfaatan tanah masyarakat. Pembangunan apartemen membentuk fragmentasi respon masyarakat di kawasan Pogung. Segmentasi itu mengakibatkan degradasi nilai sosio-kultural akibat respon berorientasi ekonomi masyarakat. Akibatnya semakin mencolok segregasi atau fragmentasi masyarakat di wilayah Pogung Kidul, semisal terjadinya keretakan relasi ke-tetanga-an. Tidak kalah penting, adalah munculnya segelintir elit memanfaatkan situasi ini untuk kepentingan personal. Studi kajian ini menyoroti ancaman itu sebagai sumber persoalan utama dari persoalan sebelumnya. Metodologi menggunakan metode penelitian kualitatif; pengamatan studi kasus; pencarian data: metode wawancara informan, dokumentasi dan studi pustaka; dan analisis naratif. Hasil penelitian menemukan enam informan sebagai representasi variasi dan dinamika respon di kawasan Padukuhan Pogung Kidul. Variasi respon terbentuk akibat variabel dari praktik patronase dan ranah kekuasaan elit warga yang bermukim. Respon terbentuk dari pihak warga masyarakat menolak dan tidak menolak menjadi beberapa varian, misalnya saja, alasan respon menolak akibat dampak lingkungan dalam aspek ekonomi, sosial, ekologi dan politik. Sedangkan respon tidak menolak akibat pengaruh praktik patronase, seperti distribusi uang, barang dan jasa; serta pengaruh praktik ranah politik segelintir elit, seperti figur pemerintah desa dan perangkat dusun. Dinamika respon terbentuk akibat pengaruh praktik demikian, masyarakat biasa (bukan elit) tidak dapat berkutik dengan keputusan elit. Masyarakat luas menjadi korban akibat praktik segelintir elit bersama pihak apartemen dengan membuat perjanjian tanpa transparansi publik. Konflik sejumlah elit dengan pihak apartemen—seperti pada saat audiensi, sidang AMDAL, soft opening, hingga proses konstruksi bangunan—namun menimbulkan pergeseran respon segelintir elit menolak menjadi tidak menolak. Konflik belum terbentuk secara radikal, karena praktik apartemen dan segelintir elit tidak menolak intens. Dengan praktik patronase dan dominasi praktik segelintir elit tidak menolak mengakibatkan pembangunan apartemen tetap berlanjut.

Kata kunci: Apartemen, Variasi, Dinamika, Respon, Konflik, elit, dan patronase